

Commonwealth of Massachusetts

**SUMMARY PROCESS (EVICTION) SUMMONS AND COMPLAINT**

District Court Department

Dedham Division

Norfolk ss

☒ Residential  
☐ Commercial

Docket No. 15-54-SU-028  
(To be added by clerk's office)

Entry Date: February 9, 2015

**NOTICE OF A COURT CASE TO EVICT YOU - PLEASE READ IT CAREFULLY**

**ESTA ES UNA NOTIFICACION DE UN CASO EN CORTE PARA DESALOJARLE -**  
**FAVOR DE LEER EL MISMO CON CUIDADO**

TO DEFENDANT(S)/TENANT(S)/OCCUPANT(S): Andre Bisasor and Natalie Anderson

ADDRESS: 3000 President's Way #2216 CITY/TOWN: Dedham ZIP: 02026

You are hereby summonsed to appear at a hearing before a Judge of the Court at the time and place listed below:

DAY: Thursday DATE: February 19, 2015 TIME: 10:00 AM COURT NAME: Dedham District Court

COURT ADDRESS: 631 High St. Dedham, MA 02026 ROOM: Courtroom 1

to defend against the complaint of PLAINTIFF/LANDLORD/OWNER: \_\_\_\_\_

Greystar Management Services, L.P. as agent for owner RAR2 Jefferson at Dedham Station MA, Inc. of

STREET 1000 Presidents Way CITY/TOWN: Dedham ZIP: 02026

that you occupy the premises at 3000 President's Way #2216, MA 02026

being within the judicial district of this court, unlawfully and against the right of said Plaintiff/Landlord/Owner

because: Failure to vacate pursuant to a lawful notice terminating tenancy.

and further, that \$ N/A rent is owed according to the following account:

WITNESS:

Mary Hogan Sullivan

First or Chief Justice

Donna M Ashton

Printed Name of Plaintiff or Attorney

[Signature]  
Signature of Plaintiff or Attorney

February 2, 2015

Date of Signature of Plaintiff or Attorney

ACCOUNT ANNEXED (itemize)

Ashton Law PC, 28 Church St. #10

Address of Plaintiff or Attorney

Winchester, MA 01890 (781) 756-6600

Telephone Number of Plaintiff or Attorney

**NOTICE TO EACH DEFENDANT/TENANT/OCCUPANT:** At the hearing on February 19, 2015

you (or your attorney) must appear in person to present your defense. You (or your attorney) must also file a written answer to this complaint. An answer is your response stating the reason(s) why you should not be evicted and may, in residential cases, include any claims you have against the Landlord. (An Answer Form is available in the clerk's office whose telephone number is 781 329-4777 ext. 320.) You must file (deliver or mail) the answer with the court clerk and serve (deliver or mail) a copy on the landlord (or landlord's attorney) at the address shown above. **The Answer must be received by the court clerk and received by the landlord (or the landlord's attorney) no later than Monday, February 16, 2015, which is the first Monday after the "entry date" listed above. The entry date is the day by which your landlord must file this complaint with the court clerk.**



Commonwealth of Massachusetts

**SUMMARY PROCESS (EVICTION) SUMMONS AND COMPLAINT**

District Court Department  
Dedham Division  
Norfolk SS

☒ Residential  
☐ Commercial

Docket No. 15-51-SU-026  
(To be added by clerk's office)  
Entry Date: February 9, 2015

**NOTICE OF A COURT CASE TO EVICT YOU - PLEASE READ IT CAREFULLY**  
**ESTA ES UNA NOTIFICACION DE UN CASO EN CORTE PARA DESALOJARLE -**  
**FAVOR DE LEER EL MISMO CON CUIDADO**

TO DEFENDANT(S)/TENANT(S)/OCCUPANT(S): Andre Bisasor and Natalie Anderson  
ADDRESS: 3000 President's Way #3413 CITY/TOWN: Dedham ZIP: 02026  
You are hereby summonsed to appear at a hearing before a Judge of the Court at the time and place listed below:  
DAY: Thursday DATE: February 19, 2015 TIME: 10:00 AM COURT NAME: Dedham District Court  
COURT ADDRESS: 631 High St. Dedham, MA 02026 ROOM: Courtroom 1  
to defend against the complaint of PLAINTIFF/LANDLORD/OWNER: \_\_\_\_\_  
Greystar Management Services, L.P. as agent for owner RAR2 Jefferson at Dedham Station MA, Inc. of  
STREET 1000 Presidents Way CITY/TOWN: Dedham ZIP: 02026  
that you occupy the premises at 3000 President's Way #3413, MA 02026  
being within the judicial district of this court, unlawfully and against the right of said Plaintiff/Landlord/Owner  
because: Non-payment of rent

and further, that \$ 24,650.78 rent is owed according to the following account:

WITNESS:

Mary Hogan Sullivan

First or Chief Justice

**ACCOUNT ANNEXED** (itemized)

See Exhibit A attached hereto

Donna M Ashton  
Printed Name of Plaintiff or Attorney

Donna M Ashton  
Signature of Plaintiff or Attorney

February 2, 2015  
Date of Signature of Plaintiff or Attorney

Ashton Law PC, 28 Church St. #10  
Address of Plaintiff or Attorney

Winchester, MA 01890 (781) 756-6600  
Telephone Number of Plaintiff or Attorney

**NOTICE TO EACH DEFENDANT/TENANT/OCCUPANT:** At the hearing on February 19, 2015 you (or your attorney) must appear in person to present your defense. You (or your attorney) must also file a written answer to this complaint. An answer is your response stating the reason(s) why you should not be evicted and may, in residential cases, include any claims you have against the Landlord. (An Answer Form is available in the clerk's office whose telephone number is 781-329-4777 ext.314/315.) You must file (deliver or mail) the answer with the court clerk and serve (deliver or mail) a copy on the landlord (or landlord's attorney) at the address shown above. **The Answer must be received by the court clerk and received by the landlord (or the landlord's attorney) no later than Monday, February 16, 2015, which is the first Monday after the "entry date" listed above. The entry date is the day by which your landlord must file this complaint with the court clerk.**

# Inspection Form

Dedham Board of Health 781-751-9220

SSC 105 CMR 410.000: Chapter II, Minimum Standards of Fitness for Human Habitation

603

Date	11-20-14	Time		# Occupants		# Children < 6 Years	
Address	3000 Presidents Way	Unit #	3413	City/Town	Dedham		
Occupant Name	Natlie Anderson	Phone #	617-710-7093				
Owner Name	RAR2 Jefferson at Dedham Inc	Phone#					
Owner Address	1000 Presidents Way	City/Town	Dedham	Zip Code	02026		
# Dwelling/ Rooming Units in Dwelling		# Stories	4	Floor Level of Unit	4		
# Sleeping Rooms	2	# Habitable Rooms (.400)	4				
Inspector	Catherine Cardinate	Title	Health Director				

If violations are observed and checked, describe them fully on Page 3.

Area or Element	Type of Violation Use blank boxes for ones not listed	Possible Code Section(s)	✓if Violation Observed	Responsible Party	
				Owner	Occupant
Exterior, Yard & Porch	Locks - Lock - Dead Bolt Gold -	480	X	X	
	Posting, ID, Exit signs/emergency lights	481, 483, 484			
	Handrails, steps, doors windows, roof	500, 501, 503			
	Rubbish—storage and collection	600, 601			
	Maintenance of Area	602			
Common Areas & Entry	Light, windows	253, 254, 501			
	Egress	450, 451, 452			
	Handrails	503			
Interior Halls & Stairs	Floors, walls ceilings	500			
	Hallways, railings, stairs	503			
	Light, windows	253, 254, 501			
Bedroom 1	Location (circle): Front Rear Middle Left Middle Right	Floor Level of Unit			
	Ventilation	280			
	Ceiling height - CRACKS - rug rippled	401, 402	X	X	
	Windows, screen - torn - DOOR - adjust closes	501, 551			
Bedroom 2	Location (circle): Front Rear Middle Left Middle Right	Floor Level of Unit			
	Ventilation	280			
	Ceiling height - CRACKS	401, 402	X	X	
	Windows, screen	501, 551			
Bathroom	Toilet, sink, shower, tub, door	150	X	X	
	Smooth, impervious surfaces	150			
	Lights, outlets, ventilations - Bulbs out (2)	251, 280			
	Floors/walls - CRACKS	504	X	X	
Kitchen	Sink, stove, oven; good repair, impervious and smooth, space refig Dishwasher - Drain - installation - counter	100	X	X	
	Lights, outlets, ventilation, windows, screens	251, 280, 501, 551			



Area or Element	Type of Violation Use blank boxes for ones not listed	Possible Code Section(s)	✓ if Violation Observed	Responsible Party	
				Owner	Occupant
Kitchen, cont.	Ceiling height	401, 402			
	Floor	504			
	CRACKS -		X	X	
Living room and Dining Room	Lights, outlets, ventilation	250, 280			
	Ceiling height	401, 402			
	Windows/screens	501, 551			
	2 windows tight need adjustment			X	
Basement	Maintenance	500			
	Watertight	500			
	Lighting	253			
	N/A				
Water	Source (circle): Public Private				
	Must be potable	180			
	Quantity, pressure	180			
	Responsible for paying MGL ch 186 s 22, metering	354			
Hot Water	Fuel Type (circle): Natural Gas Oil Electric Other				
	Temp.: °F Location taken:				
	Quantity, pressure, 110 F min, 130 max	190			
	Venting	202			
	could not access				
Heating	Type (circle): Forced Hot Water Forced Hot Air Steam Electric				
	No portable units	200			
	"Habitable room and every room with toilet, shower, tub"	201			
	• 68 F 7 am to 11 pm, 64 F 11:01 pm to 6:59 am, except 6/15-9/15				
	• 78 F max in heating season/measure 5 feet wall, 5 feet floor				
	Venting, metering	202, 354, 355			
Electrical	Type (circle): 110 220 Amp:				
	Amperage, temporary wiring, metering	250, 255, 256, 354			
Drainage, Plumbing	Type (circle): Public Private				
	Sanitary drainage required and maintained	300, 351			
Smoke & CO Detectors	Required & operational	482			
Pests	Free of pests (rodents, skunks, cockroaches, insects)	550			
	Structural maintenance and elimination of harborage	550			
	complaint of bugs - none at time				
Asbestos or Lead Paint		353, 502			
Curtailement		620			
Access		810			
Other					

Referral:	<input type="checkbox"/> Electric	<input type="checkbox"/> Fire	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Building	<input type="checkbox"/> Other
<i>This inspection report is signed and certified under the pains and penalties of perjury.</i>					
Inspector Signature <i>Archie Cardinale</i>					
Occupant or Occupant's Representative Signature					
Reinspection Date			Time		

**Written description of any violation(s) checked above**

Include Area or Element, code citation and a description of the condition(s) that constitute the violation. You may include remedies that would be an acceptable means of achieving compliance with 105 CMR 410.000.

NOTE: \*indicates that this housing inspection **has** revealed conditions which may endanger or materially impair the health, safety, and well-being of any person(s) occupying the premises

Area/Element, Code Citation and Description of Violation	Acceptable Remedies
Bugs- through cracks - Kitchen	
numerous - cracks → throughout / settling?	
ice maker - cleaned? filter change - odor?	
vent screen - Above door - Clean - Hallway exterior possible water leak	
Tighten bottom door seal - ?	
- to see how water is metered.	
Clo Thompson Reuters Dept 207 P.O. Box 9900 Scottsdale, AZ 85261-4900	